

HANGAR 155

2050 N 300 W #155, Spanish Fork, UT 84660

PRICE	\$/SF BLENDED	TOTAL SF	FOOTPRINT	DOOR
\$286,650	\$195	1,470	42' x 35'	40' x 18'

SPECIFICATIONS

Hangar	42' W x 35' D (1,470 sf)
Total	1,470 sf
Door	40' x 18', 17'8.5" clear
Eave	25' truss bearing
Fire	Sprinklered NFPA 13; 1-hr demising
Lease	\$0.67/sf yr (2026)

INCLUDED

- Access to a public restroom
- Gas-fired Reznor unit heater
- 208Y/120V three-phase, 100A
- LED high-bay lighting
- 50A EV-charger circuit
- Insulated wall panels
- No water, sewer, or drains to this unit

You own the building on a 50-year Spanish Fork City ground lease. The City Council sets the ground rent each year. Tax is on the structure only, and the lease transfers with it. Ground rent bills on a 1,680 sf minimum.

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